

007.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential  
CARD

ARLINGTON

Total Card / Total Parcel

1,294,200 / 1,294,200

USE VALUE: 1,294,200 / 1,294,200

ASSESSED: 1,294,200 / 1,294,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
49-51		LAKE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: ROCCI ALFRED A JR	
Owner 2:	
Owner 3:	

Street 1: 49 LAKE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .231 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1915, having primarily Vinyl Exterior and 4012 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																												
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
104	Two Family		10060		Sq. Ft.	Site		0	80.	0.65	1			Med. Tr	-10					519,700							519,700	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items			Land Value	Total Value			6255	
104	10060.000	765,800	8,700			519,700	1,294,200			GIS Ref	
Total Card	0.231	765,800	Entered Lot Size							GIS Ref	
Total Parcel	0.231	765,800	Total Land:							Insp Date	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	Land Unit Type:							03/01/18	
		322.62								I673!	

**PREVIOUS ASSESSMENT**

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	104	FV	765,800	8700	10,060.	519,700	1,294,200		Year end	12/23/2021				
2021	104	FV	727,700	8700	10,060.	519,700	1,256,100		Year End Roll	12/10/2020				
2020	104	FV	727,700	8700	10,060.	519,700	1,256,100	1,256,100	Year End Roll	12/18/2019				
2019	104	FV	581,300	8800	10,060.	552,200	1,142,300	1,142,300	Year End Roll	1/3/2019				
2018	104	FV	588,000	8800	10,060.	402,800	999,600	999,600	Year End Roll	12/20/2017				
2017	104	FV	550,300	8800	10,060.	350,800	909,900	909,900	Year End Roll	1/3/2017				
2016	104	FV	550,300	8800	10,060.	298,800	857,900	857,900	Year End	1/4/2016				
2015	104	FV	456,200	8900	10,060.	292,300	757,400	757,400	Year End Roll	12/11/2014				

**SALES INFORMATION**

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
	14766-403		10/1/1982		75,000	No	No	Y							673

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/25/2006	717	Det. Gar	38,860			G8	GR FY08	16X20 NEW GAR	3/1/2018	Inspected	BS	Barbara S
8/29/1997	505	Manual	9,000					V/SIDING	5/12/2009	Entry Denied	372	PATRIOT
									9/22/1999	Meas/Inspect	264	PATRIOT
									4/1/1992		PM	Peter M

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

